

018.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

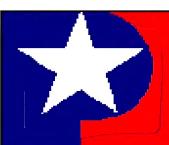
832,300 / 832,300

USE VALUE:

832,300 / 832,300

ASSESSED:

832,300 / 832,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
32		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MADSEN DAVID G & LINDA J	
Owner 2:	
Owner 3:	

Street 1: 32 COLONIAL DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WALTERS MELISSA A--ETAL -

Owner 2: BLACK ROBERT G -

Street 1: 32 COLONIAL DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5616	Sq. Ft.	Site			0	85.	1.05	2									500,206						500,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct						
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							13265						
101	5616.000	332,100					500,200		Entered Lot Size					GIS Ref						
Total Card					Total Parcel					Total Land:					GIS Ref					
0.129					0.129					Land Unit Type:					Insp Date					
332,100					332,100					10/27/17					10/27/17					
500,200					500,200										10/27/17					
832,300					832,300										10/27/17					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date							
2022	101	FV	332,100	0	5,616.	500,200	832,300		Year end	12/23/2021							
2021	101	FV	322,400	0	5,616.	500,200	822,600		Year End Roll	12/10/2020							
2020	101	FV	322,200	0	5,616.	500,200	822,400	822,400	Year End Roll	12/18/2019							
2019	101	FV	248,000	0	5,616.	647,300	895,300	895,300	Year End Roll	1/3/2019							
2018	101	FV	248,000	0	5,616.	411,900	659,900	659,900	Year End Roll	12/20/2017							
2017	101	FV	248,000	0	5,616.	376,600	624,600	624,600	Year End Roll	1/3/2017							
2016	101	FV	248,000	0	5,616.	306,000	554,000	554,000	Year End	1/4/2016							
2015	101	FV	242,200	0	5,616.	306,000	548,200	548,200	Year End Roll	12/11/2014							

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/2/2007	518	Siding	30,000	C				& DECK, SLIDING DO	10/27/2017	Meas/Inspect	BS	Barbara S					
									5/5/2009	Measured	372	PATRIOT					
									10/5/1999	Meas/Inspect	243	PATRIOT					
									10/1/1981		MM	Mary M					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:														
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: OLIVE		Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:								
View / Desir: k - Kelwyn Manor				Location:		Total Units:													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average	Year Blt: 1939	Eff Yr Blt:		Kits:	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units	1								
Alt LUC:		Alt %:		A Kits:	Rating:	Other													
Jurisdct:		Fact:	.	Fpl:	Rating: Average	Upper													
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:	Lvl 2													
						Lvl 1													
						Lower													
						Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Functional:	%	Interior:	1	7	3										
				Economic:	%	Additions:													
				Special:	%	Kitchen:													
				Override:	%	Baths:													
				Total:	18.6 %	Plumbing:													
						Electric:													
						Heating:													
						General:													
						Totals	1	7	3										
CALC SUMMARY				COMPARABLE SALES															
				Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price									
				Size Adj.: 1.30502176															
				Const Adj.: 1.00989902															
				Adj \$ / SQ: 171.332															
				Other Features: 83063															
				Grade Factor: 1.00															
				NBHD Inf: 1.00000000															
				NBHD Mod:															
				LUC Factor: 1.00															
				Adj Total: 407939															
				Depreciation: 75877															
				Depreciated Total: 332062															
						WtAv\$/SQ:	AvRate:	Ind.Val											
						Juris. Factor:		Before Depr:	171.33										
						Special Features: 0		Val/Su Net:	116.69										
						Final Total: 332100		Val/Su SzAd	207.17										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 018.0-0007-0011.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			